057.0	0002	0004.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	508,200 /	508,200
					USE VALUE:	508,200 /	508,200
					ASSESSED:	508,200 /	508,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARADIANOS PETER
Owner 2:	
Owner 3:	
Street 1:	17 BECK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRESTEJOHN PATRICIA M -
Owner 2:	-
Street 1:	72 PINE RIDGE ROAD
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 3,637 Sq. Ft. of land mainly classified as Comm. Whs. with a Garage Building built about 1980, having primarily Conc. Block Exterior and 1050 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	3637.000	32,000		476,200	508,200
Total Card	0.083	32,000		476,200	508,200
Total Parcel	0.083	32,000		476,200	508,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.00 | /Parcel: 484.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37659

GIS Ref

GIS Ref

Insp Date 11/23/18

!4866!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	32,000	0	3,637.	468,400	500,400	500,400	Year End Roll	12/18/2019
2019	316	FV	26,600	0	3,637.	437,200	463,800	463,800	Year End Roll	1/3/2019
2018	316	FV	26,600	0	3,637.	390,300	416,900	416,900	Year End Roll	12/20/2017
2017	316	FV	26,600	0	3,637.	343,500	370,100	370,100	Year End Roll	1/3/2017
2016	316	FV	26,600	0	3,637.	257,600	284,200	284,200	Year End	1/4/2016
2015	316	FV	21,300	0	3,637.	163,700	185,000	185,000	Year End Roll	12/11/2014
2014	316	FV	21,300	0	3,637.	163,700	185,000	185,000	Year End Roll	12/16/2013
2013	316	FV	21,300	0	3,637.	163,700	185,000	185,000		12/13/2012

PRINT

Date	Time
12/10/20	19:50:13

LAST REV

Date	Time
10/09/19	15:07:07
apro	
4866	

USER DEFINED

Prior Id # 1:	37659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTEJOHN PATR	66120-422		9/24/2015	Mult Lots	350,000	No	No		
PRESTEJOHN PATR	65655-512		7/1/2015	Convenience	1	No	No		
PRESTEJOHN PATR	63703-280		6/3/2014	Convenience	1	No	No		
	11748-682		9/15/1969		35,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2018	MEAS&NOTICE	PH	Patrick H
3/13/2009	Measured	197	PATRIOT
2/24/2009	Info By Phon	BR	B Rossignol
5/8/2000	Info At Door	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		3637		Sq. Ft.	Site		0	30.5	4.29	CA									476,224						476,200	

Total AC/HA: 0.08349 | Total SF/SM: 3637 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM AVG | Total: 476,224 | Spl Credit | Total: 476,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	30 - Garage		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:	0		
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	25.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	25	%

CALC SUMMARY

Basic $ / SQ:	42.00
Size Adj.:	1.25000000
Const Adj.:	0.83140594
Adj $ / SQ:	43.649
Other Features:	-3100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	42731
Depreciation:	10683
Depreciated Total:	32048

COMMENTS

GAR RENTED TO KELLY LANDSCAPING.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	43.65
Special Features:	0	Val/Su Net:	30.48
Final Total:	32000	Val/Su SzAd	30.48

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,050	43.650	45,831
	Net Sketched Area:	1,050	Total:	45,831
Size Ad	1050	Gross Are	1050	FinArea 1050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	